

CALENDAR ITEM

C73

A 71

02/09/16

S 28

PRC 8208.2

C. Hudson

GENERAL LEASE – RIGHT-OF-WAY USE

APPLICANT:

Verizon California, Inc.
201 Flynn Road - CAH38NE2
Camarillo, CA 93012

AREA, LAND TYPE, AND LOCATION:

One acre, more or less, of State school land within a portion of Section 36,
Township 6 South, Range 5 West, SBM, near Lake Elsinore, Riverside County.

AUTHORIZED USE:

Continued use and maintenance of an existing aerial fiber optic cable attached to
wood poles, underground fiber optic cable within a four-inch conduit, and one
underground copper cable.

LEASE TERM:

25 years, beginning September 1, 2016.

CONSIDERATION:

\$610 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$2,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. On September 19, 2000, the Commission authorized the issuance of Lease No. PRC 8208.2, a General Lease – Right-of-Way – Non-Exclusive Use, to Verizon California, Inc. for an aerial fiber optic cable attached to wood poles, underground fiber optic cable within a four-inch conduit, and one underground copper cable. The lease expired on August 31, 2014. The Applicant has submitted rent payments pursuant to the holdover terms of the lease, through August 31, 2016. The Applicant is now

CALENDAR ITEM NO. **C73** (CONT'D)

applying for a new General Lease – Right-of-Way Use. Commission staff recommends the new lease term start on September 1, 2016.

2. The Applicant has a joint pole agreement with Southern California Edison Company (SCE) for the use and maintenance of existing wood poles for the same right-of-way. SCE is under Lease No. PRC 4465.2. The poles within the Lease Premises are jointly maintained by both the Applicant and SCE.
3. This proposed action is consistent with Strategy 2.1 of the Commission's Strategic Plan, to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

CALENDAR ITEM NO. **C73** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

AUTHORIZATION:

Authorize issuance of a General Lease – Right-of-Way Use to Verizon California, Inc., beginning September 1, 2016, for a term of 25 years, for the continued use and maintenance of an existing aerial fiber optic cable attached to wood poles, underground fiber optic cable within a four-inch conduit, and one underground copper cable, for the land as described on Exhibit A and as shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; rent in the amount of \$610 per year, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$2,000,000 per occurrence.

EXHIBIT A

PRC 8208.2

LAND DESCRIPTION

A strip of land 10.00 feet in width located within the Southeast quarter of Section 36, Township 6 South, Range 5 West, San Bernardino Meridian, in the County of Riverside, State of California, said strip of land lying 5.00 feet on each side of the following described centerline:

Beginning at a point on the East line of said Southeast quarter that bears South $0^{\circ}35'20''$ West 317.99 feet from the Northeast corner of the Southeast quarter of said Southeast quarter; thence Westerly and Northerly along the following courses:

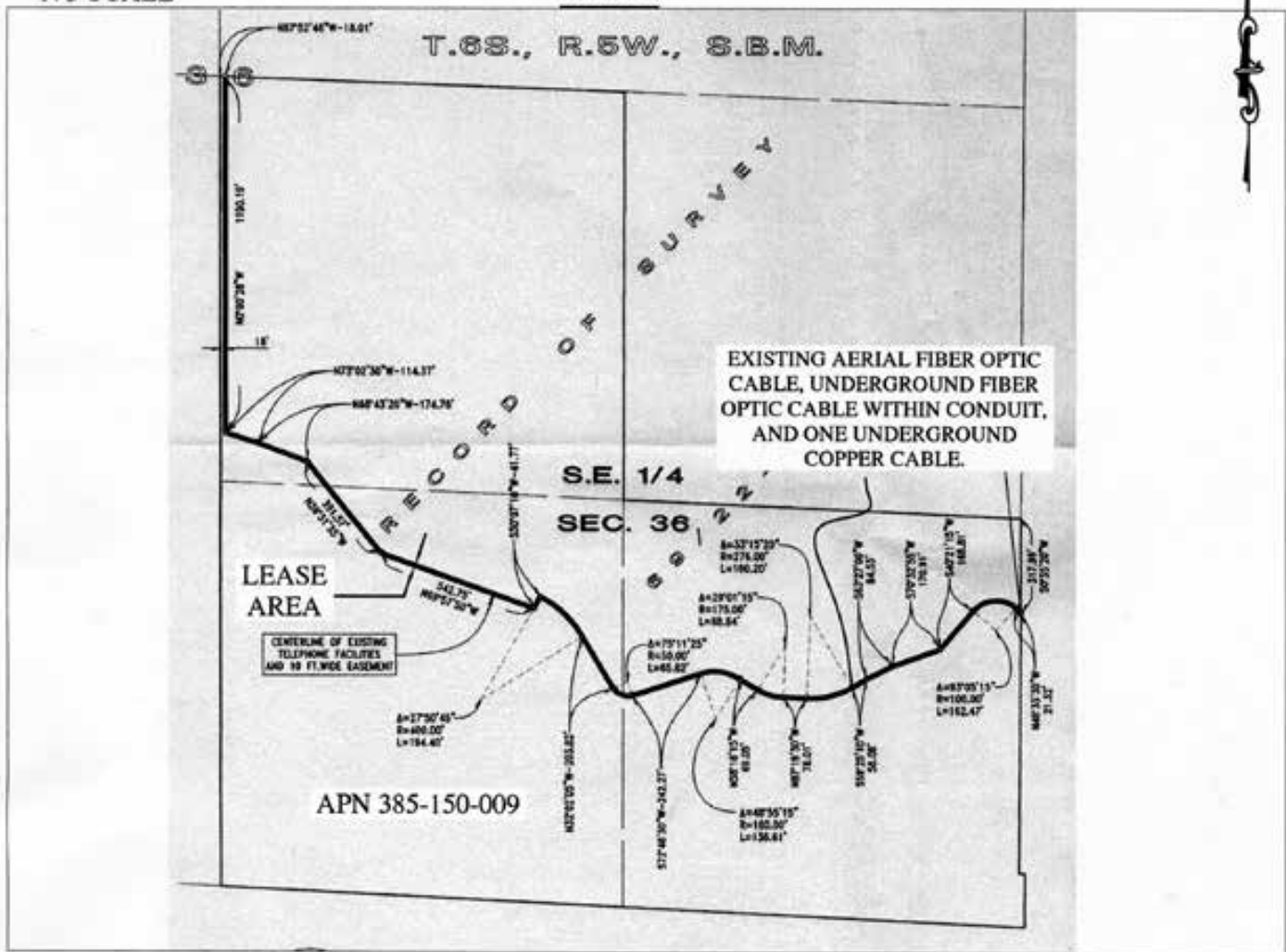
North $46^{\circ}33'30''$ West 21.32 feet; thence
along a tangent curve concave Southerly with a radius 100.00 feet and through
a central angle of $93^{\circ}05'15''$, an arc distance of 162.47 feet; thence
South $40^{\circ}21'15''$ West 168.81 feet; thence
South $70^{\circ}32'55''$ West 170.91 feet; thence
South $63^{\circ}27'00''$ West 94.53 feet; thence
South $59^{\circ}25'10''$ West 58.08 feet; thence
along a tangent curve concave Northerly with a radius of 276.00 feet and
through a central angle of $33^{\circ}15'20''$, an arc distance of 160.20 feet; thence
North $87^{\circ}19'30''$ West 78.01 feet; thence
along a tangent curve concave Northerly with a radius of 175.00 and through
a central angle of $29^{\circ}01'15''$, an arc distance of 88.64 feet; thence
North $58^{\circ}18'15''$ West 69.05; thence
along a tangent curve concave Southerly with a radius of 160.00 feet and
through a central angle of $48^{\circ}55'15''$, an arc distance of 136.61 feet; thence
South $72^{\circ}46'30''$ West 242.27 feet; thence
along a tangent curve concave Northerly with a radius of 50.00 feet and
through a central angle of $75^{\circ}11'25''$, an arc distance of 65.62 feet; thence
North $32^{\circ}02'05''$ West 203.82 feet; thence
along a tangent curve concave Southwesterly with a radius of 400.00 feet and
through a central angle of $27^{\circ}50'45''$, an arc distance of 194.40 feet; thence
South $30^{\circ}07'10''$ West 41.77 feet; thence
North $69^{\circ}57'50''$ West 542.75 feet; thence
North $39^{\circ}31'35''$ West 391.57 feet; thence
North $68^{\circ}43'20''$ West 174.76 feet; thence
North $73^{\circ}02'30''$ West 114.37 feet to a line parallel with and distant 18.00 feet
Easterly, measured at right angles, from the West line of said Southeast
quarter; thence North $0^{\circ}00'28''$ West along said parallel line, 1190.19 feet to the
North line of said Southeast quarter and the terminus of said centerline.



J. Ronald White
9-5-00

Verizon R/W #104-571-98

SITE



STATE SCHOOL LANDS

W $\frac{1}{2}$ OF SE $\frac{1}{4}$ & SE $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 36, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 8208.2

VERIZON CALIFORNIA, INC.

APN 385-150-009

GENERAL LEASE -
RIGHT-OF-WAY USE
RIVERSIDE COUNTY

